138.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,400 / 925,400
					USE VALUE:	925,400 / 925,400
					ASSESSED:	925,400 / 925,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DYNAN MARY E
Owner 2:	RUTOWSKI JANICE T
Owner 3:	
Street 1:	65 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CAMPHAUSEN RAYMOND T -
Owner 2:	-
Street 1:	65 HILLSDALE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,190 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 2428 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7190.000	353,300		572,100	925,400
Total Card	0.165	353,300		572,100	925,400
Total Parcel	0.165	353,300		572,100	925,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.14 | /Parcel: 381.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 88568
GIS Ref:
GIS Ref:
Insp Date: 09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,300	0	7,190.	572,100	925,400	925,400	Year End Roll	12/18/2019
2019	101	FV	280,100	0	7,190.	603,900	884,000	884,000	Year End Roll	1/3/2019
2018	101	FV	280,100	0	7,190.	445,000	725,100	725,100	Year End Roll	12/20/2017
2017	101	FV	280,100	0	7,190.	425,900	706,000	706,000	Year End Roll	1/3/2017
2016	101	FV	280,100	0	7,190.	394,100	674,200	674,200	Year End	1/4/2016
2015	101	FV	263,200	0	7,190.	330,600	593,800	593,800	Year End Roll	12/11/2014
2014	101	FV	263,200	0	7,190.	322,900	586,100	586,100	Year End Roll	12/16/2013
2013	101	FV	263,200	0	7,190.	307,700	570,900	570,900		12/13/2012

!10678!

PRINT

Date	Time
12/11/20	00:57:42

LAST REV

Date	Time
09/28/20	15:08:59
danam	
10678	

USER DEFINED

Prior Id # 1:	88568
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPHAUSEN RAYM	35891-171		7/15/2002		519,000	No	No		
BITTELARI ROBER	22480-301		10/8/1992		212,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	569	Re-Roof	33,155	C				
4/23/2019	542	Redo Bat	25,000	C				
4/13/2005	315	Porch	20,900	C		G6	GR FY06	NEW PORCH AND LAND
5/26/1999	303	Re-Roof	4,000	C				REROOF
4/20/1999	224	Add Bath	30,000	C				REM/KIT ADD 8X8 BA

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
11/26/2008	Meas/Inspect	355	PATRIOT
11/14/2002	MLS	MM	Mary M
4/6/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7190		Sq. Ft.	Site		0	90.	0.88	10									572,133						572,100	

Total AC/HA: 0.16506 | Total SF/SM: 7190 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 572,133 | Spl Credit | Total: 572,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	9 - Stone	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN W/ STONE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.23011041
Const Adj.:	0.99287075
Adj $ / SQ:	128.241
Other Features:	104500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434005
Depreciation:	80725
Depreciated Total:	353280

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

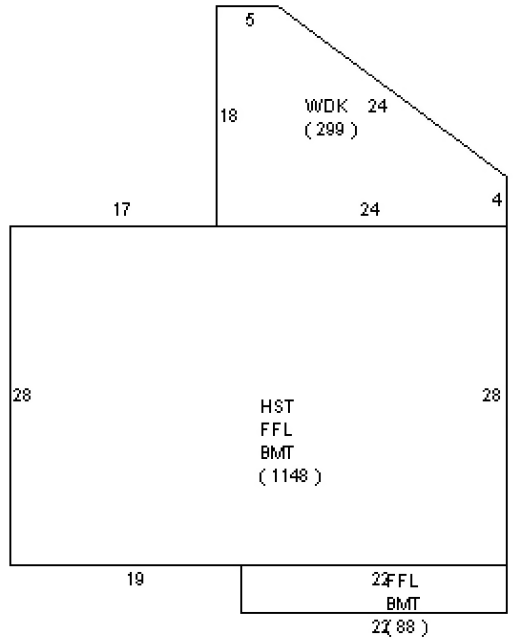
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	141.06
Special Features:	0	Val/Su Net:	105.62
Final Total:	353300	Val/Su SzAd	195.19

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,236	44.630	55,160
FFL	First Floor	1,236	128.240	158,506
HST	Half Story	574	128.240	73,610
WDK	Deck	299	9.280	2,774

Net Sketched Area:	3,345	Total:	290,050
Size Ad	1810	Gross Are	3919	FinArea	2428
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

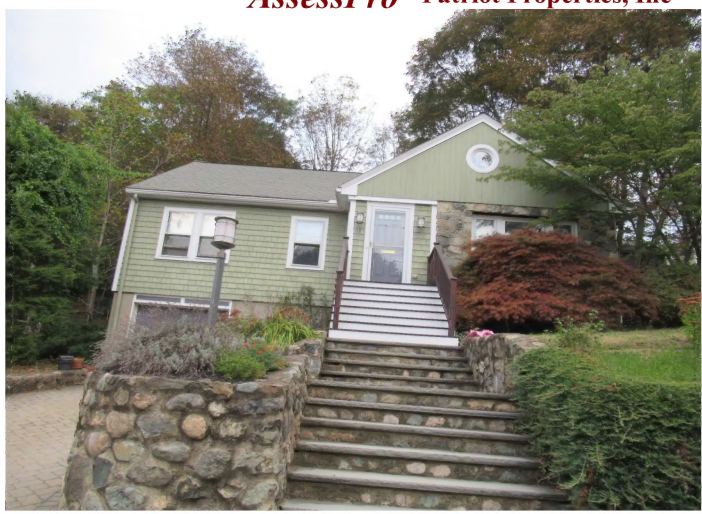
SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc